



Town of Wallingford, Connecticut

RECEIVED

MAY 06 2026

WALLINGFORD
PLANNING & ZONING

APPLICATION NO.: 503-26

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: F&M BANK, LLC DATE: 4.22.26
MAILING ADDRESS: 6 N. MAIN ST. PHONE: 203 605 4859
WALLINGFORD, CT 06492
E-MAIL ADDRESS: J.M.

Section to be removed: ~~4.26.B.6~~ - Alteration to 4.26.B.6 and 7

Proposed new section: 4.26.B.6.F Banks, financial institutions,
law offices, insurance operations, realty, accountants,
medical offices, and other professional offices typically
found in Wallingford's business district.

(Attach additional sheet if necessary)

Chris B. McLean
Applicant's Signature

F&M BANK, LLC
Company Name (If applicable)

For Official Use Only:

Date Application Submitted: _____

Filing Fee Paid: _____

9. The fifty (50) year affordability period shall commence as follows: For an HOD-G development containing rental units, with the initial occupancy date of the first HOD-G unit to be occupied, as stated in the lease, for independently owned HOD-G units, upon the initial execution of purchase of that unit.
In the case of rental housing under this section, any unit in the development shall not be sub-leased under any circumstances. In the case of ownership housing under this section, any unit in the development must be owner-occupied and may not be rented under any circumstance. The HOD-G unit shall be occupied only as the principals residence of, the lease, in the case of apartment units, or the owner, in the case of individually owned units.

F. Age-Restricted Housing as an HOD-G Development

1. "Age-Restricted Development" shall be housing in accordance with this section, in which all occupants shall be limited to persons sixty-two (62) years of age or over, by deed restriction, covenant, rental contract, and/or other legal means as deemed appropriate.
2. The maximum density for an Age-Restricted Development shall be sixteen (16) units per buildable acre.
3. No more than two (2) bedrooms per unit are permitted in an Age-Restricted Development.
4. The minimum number of parking spaces required in an Age-Restricted Development shall be as follows:
 - a. One and one-half (1.5) spaces per dwelling.
 - b. The number of handicap-accessible parking space shall be one (1) for every fifteen (15) spaces or as required under Federal Americans with Disabilities Act, whichever is greater.
5. In an Age-Restricted Development, a school bus shelter shall not be required; however, when an Age-Restricted Development is to be located on roads designated as thoroughfares, either a standard bus shelter and/or a drop-off/pick-up area shall be provided.
6. An Age-Restricted Development shall make provisions for aging in place, to be demonstrated at the time of Site Plan application and approved by the Commission.

§4.26 TOWN CENTER (TC) DISTRICT

8/17/18

- A. Purpose - to encourage the development and redevelopment of the entire Town Center area as a vibrant pedestrian-friendly commercial destination, with strong supportive institutional and residential components, while building off of and promoting a "Town Center" character.

- B. The following uses are permitted subject to either:
- 1) A Zoning Permit, where only a change in use is requested and no changes to the site are required/proposed; or
 - 2) Site Plan approval in accordance with Article VII, where changes to the site are required/proposed:
1. Stores and shops where goods are sold and services are rendered primarily at retail, except that pawn shops and shops devoted primarily to sale of tobacco, "vaping" paraphernalia, or other smoking devices shall be prohibited.
 2. Restaurants and other food service facilities with or without a liquor permit.
 3. Laundromats, clothes cleaning services.
 4. Banks and financial institutions.
 5. Real estate sales agencies and travel agencies.
 6. General/Business offices, clinics, and outpatient medical treatment facilities, ~~provided they are not located on the ground level street facing side of any building.~~
 7. Medical/Dental offices, clinics, and outpatient medical treatment facilities, ~~provided they are not located on the ground level street facing side of any building.~~
 8. Indoor recreation, including but not limited to, health/sports clubs, yoga studios, billiard and pool parlors, and other indoor places of public recreation operated as a business; instruction of indoor recreational activities, instruction in the arts (music, painting, graphic design, photography, etc.).
 9. Museums, art galleries.
 10. Bars, pubs, cafés, taverns, brewpubs, microbreweries with a tasting room and/or retail area, when the production area does not occupy more than fifty percent (50%) of the GFA of the total use.
 11. Government facilities, buildings, and uses, public utility buildings, facilities and uses.
 12. Veterinary hospitals for small animals, pet grooming, day care, and/or training facilities, provided the animals are not boarded overnight.
 13. Service establishments (repair, rental and/or service of any item that is allowed to be sold in the zone.)
 14. Funeral homes.
 15. Residential uses as follows:
 - a. Maximum densities shall be: Twenty-six (26) units per acre in lots under twenty-five, thousand (25,000) square feet for new construction and no unit restrictions for existing buildings. 05/17/25
Thirty (30) units per acre on lots equal to or over twenty-five, thousand (25,000) square feet.

- b. Forty (40) units per acre in Downtown Development Corridor sub-district as shown on map in Appendix A. This sub-district consists of twenty (20) parcels. There shall be no minimum parking requirements in this sub-district. 6/16/23
 - c. Shall not be located on any first floor, except:
 - i. Residential amenities shall be allowed on first floor such as lobbies, common areas or recreational amenities accessory to the residential building.
 - ii. Residential units shall not be located at street level along the public way and no units shall be located in the ground level street-facing area of the building (they may be on the ground floor facing a courtyard at the back of the building);
 - d. Shall not be permitted in any basement without approval of a Special Permit, as noted below. 11/19/22
 - 16. Town-sponsored outdoor events, farmers'/garden markets, entertainment, etc.
 - 17. Wellness Center - An establishment that offers services for the body and mind and includes at least two (2) of the following: Skin care services, fitness services, personal training, nutritional services, retail sales of wellness products, and state licensed/certified chiropractic or acupuncture services.
Chiropractic services, as part of a wellness center, may be on the ground floor, street-facing side of the building, provided at least one additional wellness service is also available on the ground floor. 11/13/20
- C. The following uses require approval of a Special Permit in accordance with §7.5:
- 1. Bowling alleys.
 - 2. Movie theaters.
 - 3. Clubs, lodges, fraternal organizations, places of worship.
 - 4. Business and/or trade schools.
 - 5. Hotels/motels with not less than six (6) units.
 - 6. Banquet facilities and conference facilities.
 - 7. Schools, colleges, universities.
 - 8. Child day care centers, nursery schools.
 - 9. Residential dwelling units as permitted in §4.26.B.15 above and included in total permitted density calculation, that are located in a walk-out basement.
 - 10. Uses permitted in §B above and generating more than one-hundred (100) peak hour vehicle trips.
 - 11. Parking garages in accordance with the requirements of this section and that are used for parking of vehicles by patrons/residents of the lots on which they are located or other businesses/residences in the vicinity, private, long-term storage of vehicles that are not in regular use shall not be permitted.



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WALLINGFORD
PLANNING & ZONING

APPLICATION NO.: 504-26

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: Quinnipiac Valley Growth Partners LLC DATE: 7/10/2026

MAILING ADDRESS: c/o Attorney Gerald Farrell Jr. PHONE: _____

54 No. Elm Street, Wallingford, CT 06492

E-MAIL ADDRESS: dennis@cenevivalaw.com

Section to be removed: _____

Proposed new section: See attached:

Adding Sec. 4.16 C(1)(e) Use Group A

Adding Sec. 6.34 Cannabis Establishments

(Attach additional sheet if necessary)

Gerald Farrell Jr.
Applicant's Signature

Quinnipiac Valley Growth Partners, LLC
Company Name (If applicable)

For Official Use Only:

Date Application Submitted: _____

Filing Fee Paid: _____

I. Add- Section 4.16 C. (RF-40) The following use requires approval of a Special Permit in accordance with Sec. 7.5

1. USE GROUP A

e. A cannabis retailer as defined in Section 6.34C, subject to the following:

1. Only three (3) cannabis retailers shall be permitted. Can only be located within an area bounded by High Street at the south.
2. No such cannabis retailer shall be allowed within one thousand (1,000) feet of another existing cannabis retailer. The one thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer, to any part of the other building housing a cannabis retailer.
3. No such cannabis retailer shall be located within one thousand (1,000) feet of a Zoning District which is zoned for Residential Use. The one thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer to any boundary of a Zoning District which is zoned for Residential Use.
4. No such cannabis retailer shall be located within one thousand (1,000) feet of a pre-existing school or place of worship. The one thousand (1,000) feet shall be the straight horizontal distance from any part of a building housing a cannabis retailer to any part of a building housing a school or place of worship. A school is a public elementary or secondary institution under the jurisdiction of the Wallingford Board of Education.
5. Must erect exterior lighting and security cameras on the exterior of the building and in the parking lot of the cannabis retailer.
6. No cannabis products or paraphernalia shall be visible through the store windows.
7. Shall not erect signage or other exterior coverage that contains any representation of a cannabis plant or paraphernalia.
8. Shall not be open to the public for business before 9am, or after 10pm.

II. §6.34 CANNABIS ESTABLISHMENTS (NEW)

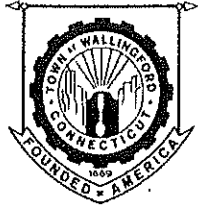
A. Definitions:

1. Cannabis Establishment - means a producer, dispensary facility, cultivator, microcultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service, or transporter as defined in Public Act 21-1, entitled "Concerning Responsible and Equitable Regulations of Adult-use Cannabis".
2. Cannabis - means marijuana, as defined in §21-1 of the Connecticut General Statutes.

B. Cannabis establishments, other than a cannabis retailer pursuant to Section C below, are prohibited in all zones within the Town of Wallingford.

C. Cannabis Retailer

A cannabis retailer is a business with a valid cannabis retailer or hybrid license issued by the State of Connecticut, Department of Consumer Protection with a location where retail sales of legal cannabis products, individually licensed and registered with the State of Connecticut, Department of Consumer Protection, can occur. No onsite consumption of cannabis products is permitted within a cannabis retailer, or on the exterior site thereof.



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JUL 13 2026

WALLINGFORD
PLANNING & ZONING

APPLICATION NO.: 505-26

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: KSCGH Partners, LLC DATE: 7/10/2026

MAILING ADDRESS: 150 East 58th Street, Suite #2000 PHONE: (203)237-8808
New York, NY 10155

E-MAIL ADDRESS: dennis@cenevivalaw.com

Section to be removed: _____

Proposed new section: Article IV, Section 4.27 Mixed Use District (MU)-see attached

(Attach additional sheet if necessary)

Applicant's Signature

KSCGH Partners, LLC

Company Name (If applicable)

For Official Use Only:

Date Application Submitted: _____

Filing Fee Paid: _____

ARTICLE IV

Section 4.27 MIXED USE DISTRICT (MU)

A. Purpose The purpose of this zone is to permit and facilitate the development of a comprehensively planned mixed use development which would provide a self-sustaining development, which can serve as the commercial and cultural center of the community. The development needs to have a strong pedestrian orientation, serve as a community gathering area, with specific design features which would make it an attractive place to live, work, shop and spend time. It would be a floating zone, to be applied only if the conditions of this article are met.

B. Applicability. The Mixed Use District shall be considered a floating zone. Properties in Wallingford may be considered for rezoning to this zone only if in conformance with the following conditions:

1. Minimum size of forty (40) acres. Once approved by the Planning and Zoning Commission, the proposed development may be subdivided into separate parcels, all to be developed in accordance with the Overall Conceptual Site Plan (OCSP).

2. The site must be served by public water and sanitary sewer.

3. Proposed uses to be in conformance with the Plan of Conservation and Development.

C. Permitted Uses. The following uses may be permitted as a component of the OCSP, subject to approval by the Planning and Zoning Commission:

1. Stores and shops for the purpose of retail business
2. Barber shops, beauty parlors and other similar personal services businesses.
3. Banks, credit unions and other financial institutions
4. Corporate, business, professional and medical offices
5. Indoor theaters
6. Restaurants
7. Multi-family residential uses
8. Outpatient medical facilities

9. Indoor recreation, including but not limited to, health/sports clubs, yoga studios, and other indoor places of public recreation or instructions in the arts operated as a business

10. Child and adult day care centers

11. Museums and art galleries.

12. Other similar uses, as determined by the Commission, that are consistent with the intent of these regulations.

13. Uses accessory to the principal use(s) as determined by the Commission, including drive-thru facilities for certain primary uses.

There shall be no overnight parking of vehicles which are not a part of one of the businesses on the site or are not owned by a resident of the dwelling units on the site.

D. Site Design

1. Pedestrian and Vehicular Circulation. The design of these sites should include a complete pedestrian and vehicular circulation system, which emphasizes internal pedestrian circulation. This should include, but not be limited to: a) direct pedestrian circulation connections between the various areas of the residential development, with multiple direct connections to the commercial areas; b) multiple and direct pedestrian connections between the residential areas, commercial areas and public areas; c) where appropriate, pedestrian circulation connections between the subject area and other areas of the Town, which connects to the internal pedestrian circulation network; d) vehicular circulation which both adequately serves all areas and components of the development while being supportive of the overall pedestrian orientation; e) a pedestrian circulation system which is linked to the central open space area, residential open space areas, and all residential areas; f) adequate facilities for bicycles, including bicycle racks; g) appropriate open space/public gathering spaces; h) a central open space area suitable for public sitting and gatherings which may include, but is not limited to, a public plaza or passive recreation areas, and which should be equipped with benches or chairs, pedestrian scaled lighting, and adequate trash receptacles- water features and public art are encouraged to be included.

The Commission may require one or more secondary open space areas to serve residential components of the plan if the total residential component exceeds 200 dwelling units.

2. Building Design. Applicants should use decorative details on the exterior of the buildings appropriate to the architectural style that is being emulated throughout the MU

District. The use of quoins and lintels are encouraged. All rooftop utilities or other equipment shall be concealed from view of pedestrians, car traffic and residential units, unless the Commission determines that it is not feasible due to reasons such as topography and site layout. Mansard roofs or gabled roofs are preferred with flat roofs only being permitted where the proposed structure is taller than adjacent structures. Flat roofs should have a parapet and cornice appropriate to the architectural style of the building. More ornamental architectural details such as dentils, corbels and an ornamental frieze are encouraged.

3. Parking Plan. The overall parking plan to be approved as a component of the conceptual site plan shall be sufficient to accommodate the various uses proposed within the site plan, as to location, time of use, and other factors as determined by the Commission. The applicant shall submit a parking analysis at the time of the submission of the zoning map amendment, and conceptual site plan which analyzes the projected parking demand of each use by time, the proximity of the parking to each use, the need for all day parking for specific uses, and times of peak parking demand for each proposed use, and other issues raised by the Commission. The applicant shall submit a parking plan which addresses the issues identified in the analysis. Such parking plan shall include projected times of parking, designation of uses of each parking space, potential for shared parking, management of the parking areas, and interface with other modes of transportations, such as mass transit, bicycles, and the like. The Overall Conceptual Site Plan shall reflect the need determined by this analysis, subject to Commission approval.

4. Phasing. The OCSP may be proposed in phases, subject to approval of the Commission, but must be completed no later than five (5) years from the application of the Floating Zone to a particular property or properties.

5. Residential Requirements. All residential units within the Mixed Use District shall comply with the following: a) All residential units shall include studios, and one or two bedrooms. Bedrooms shall be defined in accordance with standards of the State building code; and b) the maximum height of all residential buildings shall be four (4) stories.

E. Procedural Requirements

1. Informal Consideration. It is recommended that, prior to the submission of a formal application for approval of the application of the floating zone of a Mixed Use District to a particular property or group of contiguous properties, the applicant review with the Commission and its staff its OCSP in a preliminary and informal manner in order to better ascertain any issues or designs that need additional scrutiny or improvement prior to a formal Application.

2. Zone Change Application. A petition for a change of zone for the establishment of a Mixed Use District shall be submitted to the Planning & Zoning Commission in writing and shall be signed by the owner or owners of all parcels within the proposed district, and shall be accompanied by the following: a) Statement – A written statement specifying the proposed uses of the area, special design considerations and features, architectural guidelines and themes, and how the proposal is consistent with the purpose of the Mixed Use District; b) Conceptual Plan – a conceptual plan shall be presented to the Commission showing the general intent of the proposal, together with the following information in such detail to allow the Commission to determine if the plan is in the spirit of the Zone's intent: 1) the location and size of property, including a boundary map and a map showing the project site in the context of the surrounding area; 2) ability of existing fire suppression equipment and other sources to properly service the proposed development; 3) General building and parking layout; 4) Proposed area and square footage of the proposed buildings and their anticipated uses; 5) Concept plan for uses to be proposed which may not necessarily include specific tenants; 6) General vehicular and pedestrian circulation showing all proposed public and private drives, walking paths, sidewalks, and means of traffic calming and/ or pedestrian safety; 7) Proposed public areas such as parks, lawn areas and recreational facilities; 8) Landscaping and lighting plans showing areas of existing mature trees, all existing and proposed surface water resources, proposed landscaping treatments, proposed open space and recreational areas, and detail of proposed pedestrian-scaled lighting fixtures to be used; 9) General streetscape and architectural design or theme, with exterior elevations, perspective drawings and descriptive information regarding building materials and exterior finishes; 10) Tentative construction timeline and phasing plan; 11) Existing and proposed utility plan; 12) Traffic Impact analysis, which describes the potential impact of the proposed uses on public roads, and if needed, includes recommended improvements to such roads; and the adequacy and efficiency of the proposed internal circulation system (the Commission may request that the traffic impact be analyzed as to individual components of the overall plan); and such other information which may be reasonably required by the Commission.

After the application submission has been deemed complete for the establishment of a Mixed Use District, the Commission shall hold a public hearing on the application. After the public hearing, the Commission may approve or disapprove the application or approve the application subject to modifications or conditions. Approval of the application for the Floating Zone to be applied to the Property or Properties identified in the application shall not constitute final approval of the OCSP but shall simply authorize the submission of Site Plans setting forth in detail the specifics of the proposed development and showing any modifications specified by the Commission.

3. Site Plan Application. A site plan application shall be submitted to the Commission as required by Article VII of the Wallingford Zoning Regulations. The Commission may approve the Site Plan only after the Commission finds that the Site Plan is consistent with the reviewed OCSP and any other applicable sections of the Wallingford Zoning Regulations.

F. Regulatory

1. The approved Original Concept Site Plan, along with approved conditions and requirements, shall be the governing tool for the zoning of the Mixed Use District.

2. Property owners may apply for changes to the approved OCSP. If the Commission determines that the proposed changes are minor, in that they do not have a significant impact upon the overall character, impact function or circulation of the development, the Commission may approve the minor changes through a site plan amendment. However, if the Commission determines that the proposed changes are significant for any reason, they shall require that an application for a change of the OCSP be submitted and considered in accordance with the procedures of this section of the Wallingford Zoning Regulations.

3. A site plan for at least one of the approved phases of this development shall be filed within two years of the date of the approval of the OCSP and zone map change. If no work has commenced within two years of the approval of the site plan, as evidenced by the issuance of a building permit for at least one of the principal structures on the site, the Commission shall have the discretion to revoke the approval of the zone map amendment and the OCSP, and rezone the property to its original zoning district.



Town of Wallingford, Connecticut

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JUL 21 2026

WALLINGFORD
PLANNING & ZONING

APPLICATION NO.: 506-26

FEE: \$550.00

APPLICATION FOR ZONING REGULATION CHANGE

NAME OF APPLICANT: Justin Frycz DATE: 7/20/26

MAILING ADDRESS: 212 Half mile Rd PHONE: 203 629 2024
North Haven, CT 06473

E-MAIL ADDRESS: Justin @ the whiteoak bridge.com

Section to be removed: 6.34 - omit the word transporter

Proposed new section: see Attached -

(Attach additional sheet if necessary)

Applicant's Signature

Company Name (If applicable)

For Official Use Only:

Date Application Submitted: _____

Filing Fee Paid: _____

TOWN OF WALLINGFORD ZONING REGULATIONS
Proposed Amendment to §6.34 — Cannabis Establishments

Draft Amendment Language for Application

I. EXISTING REGULATION (CURRENT TEXT)

§6.34 CANNABIS ESTABLISHMENTS

9/18/21

A. Definitions:

1. Cannabis Establishment – means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service, or transporter as defined in Public Act 21-1, entitled “Concerning Responsible and Equitable Regulations of Adult-use Cannabis”.
2. Cannabis – means marijuana, as defined in §21-1 of the Connecticut General Statutes.

- B.** Cannabis establishments are prohibited in all zones within the Town of Wallingford.

II. PROPOSED AMENDMENT — OPTION 1: CANNABIS TRANSPORTER CARVE-OUT

This option removes the license type of cannabis transporter from the general prohibition, while all other cannabis establishment types remain prohibited in all zones within the Town of Wallingford.

§6.34 CANNABIS ESTABLISHMENTS (AMENDED)

A. Definitions:

1. Cannabis Establishment – means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, or delivery service ~~or transporter~~ as defined in Public Act 21-1, entitled “Concerning Responsible and Equitable Regulations of Adult-use Cannabis”.
2. Cannabis – means marijuana, as defined in §21-1 of the Connecticut General Statutes.

- B.** Cannabis establishments listed above are prohibited in all zones within the Town of Wallingford.
-

III. PROPOSED AMENDMENT — OPTION 2: CANNABIS RETAILER AND TRANSPORTER CARVE-OUT

This option removes both the cannabis retailer and cannabis transporter license types from the general prohibition, while all other cannabis establishment types remain prohibited in all zones within the Town of Wallingford.

§6.34 CANNABIS ESTABLISHMENTS (AMENDED)

A. Definitions:

1. Cannabis Establishment – means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service, or transporter as defined in Public Act 21-1, entitled “Concerning Responsible and Equitable Regulations of Adult-use Cannabis”.

2. Cannabis – means marijuana, as defined in §21-1 of the Connecticut General Statutes.

B. Cannabis establishments, other than a cannabis retailer pursuant to Section C below or a cannabis transporter pursuant to Section D below, are prohibited in all zones within the Town of Wallingford.

C. Cannabis Retailer

A cannabis retailer is a business with a valid cannabis retailer or hybrid license issued by the State of Connecticut, Department of Consumer Protection, with a location where retail sales of legal cannabis products, individually licensed and registered with the State of Connecticut, Department of Consumer Protection, can occur. No onsite consumption of cannabis products is permitted within a cannabis retailer, or on the exterior site thereof.

D. Cannabis Transporter:

An entity licensed as a transporter pursuant to the Responsible and Equitable Regulation of Adult-Use Cannabis Act (RERACA), Public Act 21-1, as amended, to transport cannabis and cannabis products between cannabis establishments, laboratories, and research programs, and to establish, site, and operate a facility for that purpose within the Town of Wallingford, including the receipt, storage, staging, and dispatch of cannabis and cannabis products incidental to licensed transport activity. A Cannabis Transporter use under this section shall not include the retail sale, dispensing, manufacturing or cultivation of products on site.